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14224

MOUNTAIN TITLE COMPANY
WARRANTY DEED

Vol. 182 Page 2986

KNOW ALL MEN BY THESE PRESENTS, That

Leland D. Hon

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
Denise Bell

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 16 in Block 5, TRACT NO. 1065, IRISH BEND, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon TOGETHER WITH an undivided 1/90th interest in and to Lot 12, Block 4, IRISH BEND.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances EXCEPT AS SET FORTH ON THE REVERSE OF THIS DEED, OR THOSE APPARENT UPON THE LAND, IF ANY, AS OF THE DATE OF THIS DEED.

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 13,500.00.
However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 3 day of Aug, 1982, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

Leland D. Hon

STATE OF OREGON,

County of Klamath

8-23, 1982

Personally appeared the above named

Leland D. Hon

and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7/13/85

STATE OF OREGON, County of

19

Personally appeared

and who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Leland D. Hon

P.O. Box 703

Chiloquin, Oregon 97624

GRANTOR'S NAME AND ADDRESS

Denise Bell

5333 Park Highlands Blvd Unit #4

Concord, Calif. 94521

GRANTEE'S NAME AND ADDRESS

After recording return to:

Per Grantee

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Per Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of 19

at o'clock M., and recorded in book on page or as file/reel number.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By Deputy

MOUNTAIN TITLE COMPANY

Subject to;

1. Taxes for the fiscal year, 1982-1983, a lien not yet due and payable.
2. Restrictions as contained in plat dedication.
3. An easement created by instrument, including the terms and provisions thereof,
Dated: September 20, 1965
Recorded: October 6, 1965
Volume: M65, page 2355 and 2357, Microfilm Records of Klamath County, Oregon
In Favor of : Pacific Power and Light Co., a Maine Corporation
For: A 20 foot wide right of way (No exact location given)
4. Declaration of Restrictions, including the terms and provisions thereof,
recorded May 9, 1973 in Volume M73, page 5588, Microfilm Records of Klamath
County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 4 day of August A.D. 1982 at 11:29 o'clock A.M

duly recorded in Vol. M 82, of Deeds on page 9986

Fee \$8.00

EVELYN BIEHN, County

By Joyce McPhee